

The Kingsland House  
3 Kingsland Road  
Nutley  
Essex County, New Jersey

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PHOTOGRAPHS  
WRITTEN HISTORICAL & DESCRIPTIVE DATA  
District of New Jersey

Historic American Buildings Survey  
Seymour Williams, F.A.H.A., District Officer  
133 Central Avenue, Rahway, New Jersey

The Kingsland House  
3 Kingsland Road  
Nutley  
Essex County, New Jersey

Owners and Occupants: Mr. and Mrs. Ralph H. Smith

Dates of Erection: Southwest unit before 1790. Central and  
northeast units about 1796\*

Architect: Unknown

Builders: Southwest unit by unknown. Central and northeast  
units by Joseph Kingsland, owner 1790-1821. In-  
terior of northeast unit refinished, windows changed  
and two front porches and three north dormer windows  
added about 1870 by Joseph Kingsland 2nd. Bathrooms  
in 2nd story of central unit, requiring relocation of  
front center dormer window and addition of a matching  
fourth, by present owners, 1939-1941.

Present Condition: Original, well preserved, with alterations  
noted above. Wood nailers over north  
entrance door indicate gabled porch since  
removed.

Number of Stories: One and one-half. No cellar under southwest  
unit.

#### Materials of Construction

Foundation: Stone masonry

Exterior walls: Formal coursed ashlar brownstone front  
and north end; semi-coursed rubble rear  
and south end, also gable ends of  
central unit.

Interior walls: Stone party walls and frame partitions

Chimneys: Brick, built into inside of gable end walls.

Flooring: Original planks

Roof: Gable, wood shingled

\* A datestone inscribed "June ye 5th 1702 J<sup>C</sup>R" was set into  
wall at right side of south entrance to central unit at some  
time after 1907, removed from a so-called Vreeland-Van Zandt  
house and the date since changed from 1792, See Eliz. S.  
Brown, the History of Nutley, N.J., 1907, p. 22, and photo  
of rubbing of this datestone opp. p. 22.

## Historical Data:

The identification of this so-called Kingsland House is a matter of deduction from the evidence of ownership provided by search of title to the property. That a house (probably the southwest unit of the one here considered) stood on the tract on the north side of Third River in 1790 is the pertinent fact earliest established in contemporary records of this property.

Thus, by a mortgage dated 23 November 1790, Joseph Kingsland (a) of New York City, timber merchant, conveyed to Jane Knox of same place, widow, a 40 acre tract in Bloomfield Township, Essex County, New Jersey, with "the whole of the saw mill, dwelling house and barn," to secure the payment of 250 Pounds, money of New York State. The lines of the tract are described as beginning at the mouth of Stingers Brook where it empties into Third River, thence northeast 30.62 chains to the lands of John Bradbury decd., thence woutheast 16.50 chains to the River, thence along the same to the place of beginning. In another mortgage placed on the same property in 1819 by the same Joseph Kingsland then of Bloomfield Township, Essex County, it is recited that it had been conveyed to him by sheriff's deed of 22 November 1790, recorded in Book A. of Deeds. Unfortunately for our inquiry for earlier source material pertinent to this property, that book of records is not now on file in the Essex County Register's Office, its destruction by fire being a tradition.

(a) Joseph Kingsland Sr., b. 1738 in Kingsland, New Barbadoos Neck, Bergen County, N.J., d. 1821 in Bloomfield Twp., Essex Co., N.J., mar. Mary Outwater and they removed to N.Y.C. at the close of the Revolutionary War (1776-1783) and to Essex County in 1796 where he had purchased in 1790 the house and saw mill on Third River in Bloomfield Twp. Their son Joseph Kingsland Jr., b. 1792 in N.Y.C., d. 1878 (gravestone in Christ Chyd., Belleville) having begun the manufacture of hand made paper at the old Madison Mills in 1812, erected the Passaic Mills in 1836 which were destroyed by fire 1873, and managed them until his retirement in 1856. By his wife Martha Ackerman (who d. 18 November 1869 ae. 71-0-20 per gravestone in Christ Chyd., Belleville) he had sons Joseph and Richard, both engaged in the business, and daughters Mary who mar. Charles Mix, Margaret and Martha (who d. 1902). The son Joseph Kingsland 3rd, b. 1813 in that house, mar. 1850 Margaret Stewart. The house comprises three units, the south one being the most interesting for its old sash windows and Dutch oven, the center one the main house with its garret modernized and the north one subordinate to it. It was operated in 1935 as a road house. (R. F. Bailey, Pre-Rev. Dutch Houses and Families, 1936, p. 505 (no photo) and W. H. Shaw, Hist. of Essex and Hudson Counties, N. J., 1884, p. 687).

By his will dated 17 September 1818 and proved 25 May 1821, this Joseph Kingsland of Bloomfield Township, Essex County, New Jersey, gentleman, devised to his wife Mary during lifetime a house and lot in Barclay Street and one in Vesey Street, New York City, and afterwards the one to descend to his son Henry and the other to his daughters Hannah, Catharine, Mary, Rachel, and Sally. Also to his wife during her lifetime, he devised the "sole use and disposal of the south parlor and adjoining bedroom in the homestead or dwelling where I now reside, together with the use of the kitchen, cellar and garden belonging to the same," as well as firewood, and household furniture, the services of his negro man John, the latter not to be sold unwillingly but to live with a member of the family as he may decide and to be supported in old age. To his son Henry Kingsland he devised a 30 acre tract on Third River then in his possession, three other tracts comprising 40 acres, one third of certain woodland, of two tracts in Morris County and of salt meadow land, also a house and lot in Washington Street and one in Barclay Street, both in New York City. To his son Joseph he devised "All that certain tract and lot of land on which I now reside, designated by the name of the homestead and containing about forty acres, together with the mills thereon erected," after the death of his mother, with a 9 acre lot "on which is a mill seat," and one-third of the woodlands, of the two lots in Morris County, and of the salt meadow, with a house and lot in Washington Street, New York. To his minor son Benjamin he devised a 106 acre farm back of the new road, in Bloomfield Township, an 8 acre lot there, and one-third of the said woodland, two lots in Morris County and of the salt meadow, with a house and lot at the corner of Washington and Barclay Streets, New York. To his daughter Sally, wife of Peter Morris, he devised a lot adjoining the paper mill of Morris and Kingsland in Acquackanonk Township, Essex County, to his daughters Hannah wife John Stevenson, Catherine wife of Cornelius Kingsland, Mary wife of John Mc Intyre, Rachel wife of Thomas Oakes and said Sally, he left a house and lot at the corner of Greenwich and Vesey Streets, New York, and \$2000 to each of them, subject to deductions. The residue of his personal estate after settlement of debts he left to his wife and children equally. In a codicil dated 17 September 1818, the testator Joseph Kingsland required that "in case the house devised to my wife be burnt down by fire during her lifetime, then until the said house shall be rebuilt by my three sons or their heirs, each of them shall pay unto her yearly the sum of \$100."

Joseph Kingsland 2nd, the son abovenamed and devisee of the homestead here considered, came into possession thereof upon the death of his widowed mother, and occupied the house until his death. In his will dated 3 December 1869, proved

11 May 1878, Belleville Township\*, Essex County, he devised to his daughters Margaret and Martha during their lives (and afterward to his son Joseph) "my homestead where I now reside, comprising my dwelling house with the barn, garden and orchard adjoining," with all household furniture, two horses, cows, two best carriages, and maintenance. To the son Joseph 3rd was also given all the remaining real estate of testator on west side of Third River, excepting the lot on which the mills stood, and personal property. To his son Richard all the real estate on the east side of Third River up to the tail race of the paper mills, and personal property. To the two sons was devised the mill lot, with the buildings, machinery, etc. To a daughter Mary wife of Charles Mix a house and lot with other property.

Joseph Kingsland 3rd, the devisee of the homestead, died in Nutley\* 29 January 1899, before his two sisters, and by deed of 16 October 1900, they conveyed their interests in it to his widow Margaret E. Kingsland. She, as his executrix conveyed to the Atlas Realty Company of Asbury Park, for \$30,254 by deed of 14 June 1909, four tracts in Nutley, comprising the homestead, describing the first as bounded northwest by Passaic Avenue, Northeast by Kingsland Street and south by Kingsland Mill Pond. This grantee passed the property to Frederick A. Cauchois of New York City on 4 June 1910, and he sold to Dan R. McGinity\*\* and wife of that city, on 1 October following, lots nos. 319 to 326 of those into which the homestead had been laid out by the Atlas Company as Kingsland Park, and "whereon stands a building marked Kingsland Manor" on the map thereof. From McGinity and wife of Paterson, N.J., the same was passed to John A. Matthews of Newark by their deed of 4 June 1918, in trust, and he conveyed it to (their son) Bernard C. McGinity, of Nutley on 27 September 1927, who resided thereon in the house here surveyed and passed title to Katherine Agnes McGinity, widow, of same address, by deed of 28 February 1935. She mortgaged the place on same date and that encumbrance was foreclosed, the property seized by sheriff and conveyed by his

\* Belleville Twp. incorporated 1839 from Bloomfield Twp., and part set off 1874 as Franklin Twp. which became the town of Nutley by Act of Legislature in 1902.

\*\* (quote) The house remained in the Kingsland family until the early years of this century. It is now the property of Mrs. Catherine A. McGinity, widow of Dan McGinity, famous sportsman, and mother of Bernard "Bus" McGinity, newspaperman and cartoonist. Bob Fitzsimmons, former heavyweight champion, spent four years there, while Dan McGinity was his manager. Mrs. McGinity now used the house as a rest home for elderly and convalescent persons. (The Newark Evening News, 11 February 1931).

deed of 25 September 1939 to the Enileda Corporation of Newark. The last named conveyed the property to Ralph E. Smith and wife of Nutley by deed of 1st November 1939, who remain as owners and occupants at the time of our survey in January 1941.

Reference:

Search of title in Essex County land and probate records by James Hanlon, H.A.B.S. abstractor, reported 15 February 1941.

Lewis D. Cook  
Supervising Historian 3 April 1941

Approved:

Seymour Williams  
SEYMOUR WILLIAMS, F.A.I.A.  
District Officer

Note: Inquiry for information addressed to Mr. Frederick E. Carryl, 255 Rutgers Place, Nutley, New Jersey, who is said to be a descendant of Joseph Kingsland 3rd, has failed of reply.